Expiry: 8/10

Development Control – Delegated Officer Report

Application Number: AWDM/1041/25 Recommendation: APPROVE

Site: 19 Windsor Road, Worthing BN11 2LU

Proposal: Single storey rear and side extensions.

Date of site visit: 1/10

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

This detached house is on the west side of Windsor Road close to the junction with Church Walk. Its northern boundary runs along the rear garden boundaries of Nos. 24 to 30 (evens) Church Walk. The property has a large side and rear garden. It has a single storey south side extension.

The site is not in a conservation area and is not a listed building. There is a protected Horse Chestnut tree in the rear garden and two protected Pine trees on the frontage.

There is some indication of future surface water flooding risk on site. Therefore, the EA's Standing Advice form has been completed.

Proposal

The application has been revised since first submitted with the detached annex building proposed for the front garden removed. Single storey side and rear extensions are still proposed.

The rear extension measures 3.9 metres in depth, 8 metres in width and is flat roofed to a height of 3.5 metres.

The side extension is forward of an existing side extension but remains set back from the main front wall by 2 metres. It is 4.67 metres deep, 4 metres wide and 3 metres in height.

Relevant Planning History:

3 previous applications for works to TPO'd trees.

Consultations:

Senior Tree and Landscape Officer: No objection.

Representations:

No neighbour comments received.

NAPC (National Annex Planning Consultancy) – supports the application.

Relevant Planning Policies

Worthing Local Plan 2020-2036 (WBC 2023): Policies:
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)
DM20 (Flood Risk and Sustainable Drainage))

National Planning Policy Framework (2024)
Planning Practice Guidance
Supplementary Planning Guidance Extending or altering your home

Planning Assessment

Principle of development

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The side extension will be little glimpsed from the road as it is set back from the front elevation by 2 metres and the house itself is set back from the road by 10 metres. The front garden is well screened by fencing, trees and shrubbery and it is bisected with a wall and gate which the extension will sit behind.

In and of itself the design of the side extension is acceptable subject to use of matching materials. The rear extension would be largely hidden from the public realm.

Despite the rear elevation being rendered the applicant would like to use brickwork for the rear extension also, to match the frontage and the existing side extension. This is acceptable.

Residential Amenity

The side extension will have no impact on No.17 Windsor Road. The extension is 4 metres off the common boundary with shrubbery inside it. No. 17 has single storey side extension up to this boundary.

The rear extension is 1300mm off the shared boundary with No. 26 Church Walk's rear garden which is 7 metres deep. It is not considered that the extension will be overbearing nor will it lead to any significant loss of light or outlook. It is further from the boundary with No.28.

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Transport and highways

Access and parking arrangements are unaffected.

Flooding

The applicant has submitted the EA's Standing Advice form confirming that the internal floor levels will be the same and that flood resilient construction methods in accordance with CLG's 2007 'Improving the flood performance of new buildings' are to be incorporated.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. No north side windows

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: MOK Date: 3/10

Authorised by: Louise Prew Date: 06/10/2025